



# Turner Locker

Commercial Property Consultants

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**UNIT A**  
**Bartholomew Studios**  
**Bartholomew Street West**  
**Exeter**  
**EX4 3AJ**



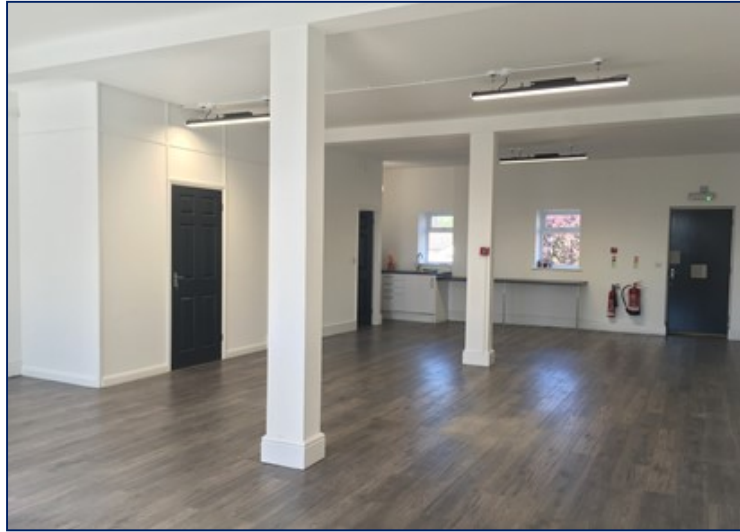
**OFFICE STUDIO SPACE**  
**APPROX 74 SQ M (796 SQ FT)**  
**TO LET**



### LOCATION and DESCRIPTION

Bartholomew Studios are to the rear of McCoys Arcade, situated just off Fore Street on Bartholomew Street West.

This newly created office is accessed from the rear of the Picture House Cinema parking area. The office is self-contained with its own services, cloakroom and kitchenette. With lots of natural light and wooden-style flooring, it has an open, contemporary feel that would suit most office users.



### APPROXIMATE MEASUREMENTS:

<b>Depth</b>	11.35m
<b>Internal average width:</b>	6.65m
<b>Gross area:</b>	74 sq m (796 sq ft)



### PLANNING USE

B1 offices

### PROPOSAL

A new lease is to be agreed at a rental of £8,750 per annum exclusive.  
A 1-month rent deposit is required, along with 1-month rent in advance.

### OTHER COSTS: Approximate

Annual Service Charge:	£275.00 per quarter
Variable Buildings Insurance:	£80.00 per annum

### RATES: Approximately

Rateable Value:	£5,6000
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Rates Payable: £2,328.00

Rates have been taken from the VOA website. Please contact the Council for confirmation of rates for further information.

**VIEWING**

By appointment with

**Turner Locker**

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**Website: <http://www.turner-locker.co.uk/>**

**SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE**

**Misrepresentation Act**

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